

**TOWN OF COXSACKIE PLANNING BOARD  
MINUTES OF REGULAR MEETING  
June 6, 2024**

Chairman Bruce Haeussler called the meeting to order at the Coxsackie Town Office Building at 7:00 PM followed by the Pledge of Allegiance.

**ROLL CALL**

The following members were in attendance: Chairman Bruce Haeussler, Vice Chairman, Frank Gerrain, JoAnne Conway, Nathan Tailleir, Louis Betke, Linda Deubert, Joe Garland, Attorney Tal Rappleyea and Secretary Patty McIntyre. A quorum was declared. Also, in attendance were Alan Lord, Robert Lesperence, Al MacDonald, Brittany Palmateer, Matthew Weidman, Shannon Kelleher, Lorna White, Kim Nazi, Lek Nazi, Bek Andersen, and Dave Merchant.

**MINUTES**

A motion to accept the minutes of the May 2, 2024, meeting was made by Linda Deubert and seconded by Louis Betke. All were in favor, with the abstention of Joe Garland who was not present on May 2, 2024.

**THE GREEN HUT, LLC - 12187 Rte. 9W, West Coxsackie- Sign Permit**

Brittany Palmateer and Matthew Weidman presented a rendition of the sign for the retail dispensary proposed in the former Dollar Tree on 9W. The sign on the building will be the same footprint as the Dollar Tree sign was and an acrylic insert will be added to the existing free-standing monument. The name of the business will be “thtree Cannabis Dispensary”. A motion to approve the sign application was made by Frank Gerrain and seconded by Nathan Tailleir. The Board voted as follows:

Bruce Haeussler – Aye	JoAnne Conway - Aye
Frank Gerrain – Aye	Louis Betke - Aye
Joseph Garland – Aye	Linda Deubert - Aye
Nathaniel Tailleir – Aye	

The motion passed unanimously.

**THE GREEN HUT, LLC - 12187 Rte. 9W, West Coxsackie- Special Use Permit**

Brittany Palmateer and Matthew Weidman presented plans for opening a cannabis retail store in the former Dollar Tree. It would operate 7 days a week (M- Th 9-9, Fri 10-10 and Sat/Sun 12-6). The Board has asked for a written narrative on the proposal. A motion to hold a public hearing on Thursday, August 1, 2024, at 7:00pm was made by Nathan Tailleir and seconded by Joe Garland. All were in favor. Letters to adjoining neighbors will be sent out by the applicant.

**MANELA MARKOVIC– lot -line adjustment SHL**

A motion to accept the lot line adjustment for a Sleepy Hollow Lake consolidation at 165 & 167 Haunted Circle & Sleepy Hollow Road (88.18-2-2 & 88.18-2-3 & 88.18-2-1) was made by Louis Betke and seconded by JoAnne Conway. All were in favor.

**FOREST RIDGE VETERINARY HOSPITAL, LLC – sign permit – 1584 N Rte. 81, Earlton**

Shannon Kelleher and Lorna White presented an application for a sign permit for the Veterinary Hospital on Rte. 81. They will be completely replacing the old sign in the same location. Illumination

will be by solar spotlights. A motion to approve the sign application was made by JoAnne Conway and seconded by Louis Betke. Voting as follows:

Bruce Haeussler – Aye	JoAnne Conway - Aye
Frank Gerrain – Aye	Louis Betke - Aye
Joseph Garland – Aye	Linda Deubert - Aye
Nathaniel Tailleur – Aye	

The motion passed unanimously.

### **ALAN LORD – MAJOR SUBDIVISIONS (465.92 ACRES) – NEW YORK LAND AND LAKES**

Mr. Alan Lord, Project Manager of New York Land and Lakes presented new sketch plan applications for major subdivisions. NY Land & Lakes, Inc. buys, subdivides, and then re-sells land as vacant lots. The 465.92 acreage has been separated into three major areas for subdividing: Meadow Brook Farm (Vandeenburgh Road, 12 parcels, ranging in size from 5 to 18 acres), Willowcreek Farm (County Hwy 26 & Jordan Road, 16 parcels ranging from 3 to 36 acres) and Apple View Farm (County Rd 51 & Maroarace Lane, 10 parcels, ranging in size from 3 to 52 acres). Maps were adjusted from last month to meet the 200 feet of road frontage as required by code. Discussion regarding a cul-de-sac in the Willow Creek Farm subdivision was had. Mr. Lord will adjust this again, using a “hammerhead”. An escrow account has been set up and Delaware Engineering will be assisting in this endeavor. It was decided that 1 SEQR will be used for all 3 areas being subdivided since they are abutting properties.

### **BOARD DISCUSSION**

Linda Deubert reiterated the need for Town Board representation at Planning Board meetings, and again to look at the Comprehensive Plan. Perhaps to just look at the existing plan and make updates as needed.

It was decided that the Planning Board will not meet in July, as the first Thursday of the month falls on July 4<sup>th</sup>. The next meeting will be August 1, 2024.

### **CLOSING**

A motion to close the meeting was made by Frank Gerrain at 8:26pm and seconded by Louis Betke. All were in favor.

Respectfully submitted,

*Patricia McIntyre, Secretary*